

079.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

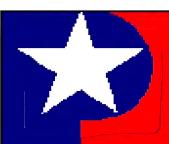
880,600 / 880,600

USE VALUE:

880,600 / 880,600

ASSESSED:

880,600 / 880,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
54		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DAMON DAVID L/ETAL	
Owner 2: DAMON PARNELL MACEE	
Owner 3:	

Street 1: 54 BRATTLE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 02474	
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5733	Sq. Ft.	Site			0	70.	1.03	11									414,393						414,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5733.000	465,300	900	414,400	880,600		49058
							GIS Ref
							GIS Ref
							Insp Date
							11/05/18

Total Card	0.132	465,300	900	414,400	880,600	Entered Lot Size	
Total Parcel	0.132	465,300	900	414,400	880,600	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	465.93	/Parcel: 465.93	Land Unit Type:	

Parcel ID	079.0-0002-0003.0						

PREVIOUS ASSESSMENT							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	465,300	900	5,733.	414,400	880,600
							Year end
							12/23/2021

2021	101	FV	451,600	900	5,733.	414,400	866,900	Year End Roll	12/10/2020
2020	101	FV	451,600	900	5,733.	414,400	866,900	Year End Roll	12/18/2019
2019	101	FV	344,500	0	5,733.	414,400	758,900	758,900	Year End Roll
2018	101	FV	344,500	0	5,733.	278,200	622,700	622,700	Year End Roll
2017	101	FV	344,500	0	5,733.	266,400	610,900	610,900	Year End Roll
2016	101	FV	344,500	0	5,733.	242,700	587,200	587,200	Year End
2015	101	FV	319,900	0	5,733.	195,400	515,300	515,300	Year End Roll
									12/11/2014

SALES INFORMATION																										
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes																	

LYNNWORTH ANN	24855-216	9/15/1994																								

BUILDING PERMITS																										
3/24/2006	201	Addition	230,000																							

G7	GR FY07	18X18 ADD @ REAR &																								

ACTIVITY INFORMATION																										
Date	Result	By	Name																							
11/5/2018	MEAS&NOTICE	BS	Barbara S																							
5/13/2009	Measured	197	PATRIOT																							
9/4/2008	External Ins	BR	B Rossignol																							
1/11/2000	Measured	243	PATRIOT																							
12/1/1981		MS																								

Sign:	VERIFICATION OF VISIT NOT DATA																									

EXTERIOR INFORMATION

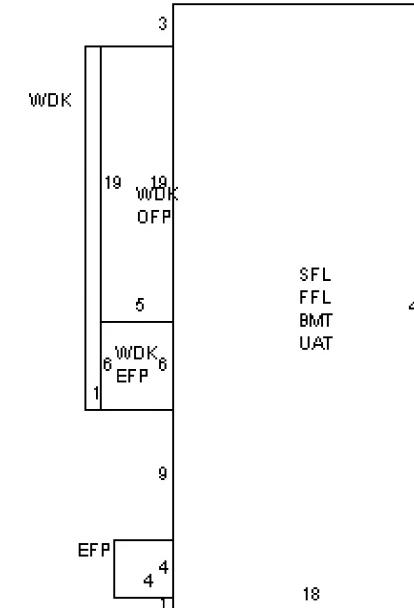
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	

Floor:	
% Own:	

Name:	
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DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.6 %	

CALC SUMMARY

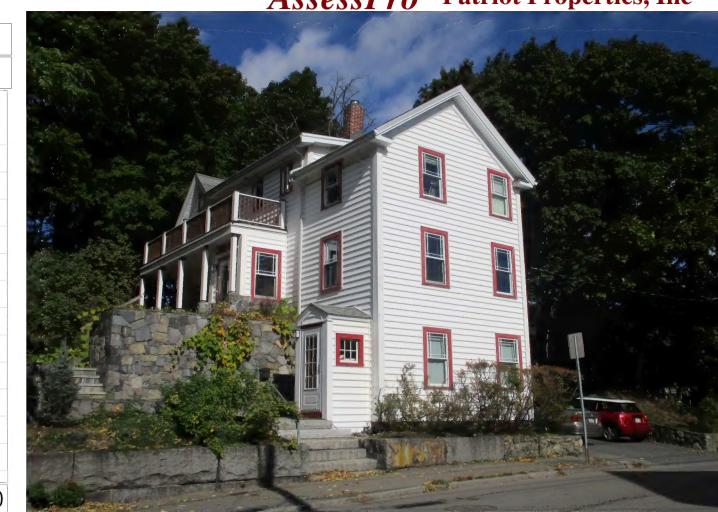
Basic \$ / SQ:	135.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj \$ / SQ:	181.482
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487776
Depreciation:	22438
Depreciated Total:	465339
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	465300
Val/Su SzAd	307.74

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	2	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	756	87.110	65,856	BMT	100	GFB	50	G	
FFL	First Floor	756	181.480	137,200						
SFL	Second Floor	756	181.480	137,200						
UAT	Upper Attic	189	72.590	13,720						
WDK	Deck	150	12.670	1,900						
OPF	Open Porch	95	33.870	3,217						
EFP	Enclos Porch	46	72.590	3,339						
Net Sketched Area:				2,748	Total:					
Size Ad	1512	Gross Area	3315	FinArea	1890					

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME
 Make: Model: Serial #: Year: Color:
SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1 10X12	A	AV	1950	0.00	T	40	101						
19	Patio	D	Y	1 9x9	A	AV	1998	6.00	T	16.8	101			400			400
19	Patio	D	Y	1 5x19	A	AV	1998	6.00	T	16.8	101			500			500

 More: N Total Yard Items: Total Special Features: Total: 900